

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
N/S Old North Point Rd., 120' \* ZONING COMMISSIONER  
W of Carson Avenue \* OF BALTIMORE COUNTY  
719 Old North Point Road \*  
15th Election District \* Case No. 93-275-A  
5th Councilmanic District \*  
Jesse Wilson, Jr. \*  
Petitioner \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance for the property located at 719 Old North Point Road near the intersection of Eastern Avenue and North Point Boulevard in the east-ern section of Baltimore County. The Petitioner seeks relief from Sec-tions 101 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) nearly as large as the principal dwelling with a height of 17.6 ft., in lieu of an accessory structure subordinate in area to the principal structure with a maximum height of 15 ft. The relief requested is more particularly shown on Petitioners' Exhib-its Nos. 1 and 2, the site plan and elevation drawing, respectively.

Appearing at the public hearing held for this case was the Petition-er/property owner, Jesse Wilson, Jr. Also appearing on behalf of the Petition was Edwin L. Smith, an engineer/surveyor who prepared the site plan and elevation drawing. Also participating were Stephanie Rostek and Patricia C. Myers, residents of the area. The Petitioner was represented by Ralph Rothwell, Esquire. Mr. Leonard Wasilewski, a Zoning Inspector with the Office of Zoning Administration and Development Management was also present.

Mr. Smith testified and presented the plan. He stated that he is a Registered Surveyor and Licensed Engineer in the State of Maryland. He

noted that the subject site is .182 acres in area and is zoned D.R.16. It is served by public water and sewer. Presently, the site is improved with a dwelling on the front of the parcel and an existing garage which is located behind said house. Mr. Smith further testified that he has field measured the structures located on the property. By his computation, the existing dwelling is 1,174 sq. ft. in area. The garage, without consider-ing the attached deck, is 988 sq. ft. and even with the attached deck (180 sq. ft.) measures 1,168 sq. ft. total.

These measurements are significant in view of the requested relief and definition of accessory structure contained in Section 101 of the B.C.Z.R. That definition provides, in part, that an accessory structure must be subordinate in area to the principal structure. Clearly, based on these measurements, the garage is indeed accessory from a square footage standpoint.

Mr. Smith also computed the height of the garage to be 17.6 ft. This dimension was measured from the plane created by the peak of the roof to the highest point of natural topography at the base of the structure. The record will reflect that I noted at the hearing that Mr. Smith's method in computing the height may have been incorrect. However, subsequent to the hearing, I reviewed the Zoning Commissioner's Policy Manual and case law as it relates to the determination of a buildings height. Page 1-8 of the policy manual and the opinion in case No. 93-2048PH are applicable to the subject case. After reviewing those sources, I stand corrected and agree that Mr. Smith's method of computation is correct. Thus, the variance requested is, indeed, accurate, namely, a variance of 2.76 ft. is neces-sary to permit an existing garage of 17.6 ft., in lieu of the required 15 ft.

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Also testifying at the public hearing was Patricia C. Myers, who resides across the street from the subject property at 714 Old North Point Road. She noted that the subject property was formerly owned by her moth-er and she lived on the property for some time. She explained that the existing house has remained unchanged for many years. Further, there has always been a garage located behind the house. She also testified that, due to the sloping topography of the lot away from North Point Road, the garage is not visible from her house.

Lastly, the Petitioner, Jesse Wilson, Jr., testified. He noted that he has owned the subject property since March of 1988 and has made many improvements to the site since then. He produced copies of a number of permits which describe much of the work which has been undertaken. He advised that he is in the process of expanding the garage and thus needs the requested variances. The expansions will make the building longer, although the same width will be retained. Also, a second floor will be added so as to increase the height to 17.6 ft. He noted that the existing dwelling is quite small and that the expansion of the garage is necessary to accommodate storage of motor vehicles and household items. He testi-fied that he would not be using the garage for any commercial purposes and there would be no dwelling unit within the garage. Further, he testified that it was not until after he had obtained the necessary permits that he was made aware that a variance was needed. In his view, strict compliance with zoning regulations would be a significant practical difficulty in view of the existing work which has already been performed and the storage needs set forth above.

As noted above, also participating in the hearing was Leonard Wasilewski, Zoning Inspector for Baltimore County. Mr. Wasilewski noted

-3-

the lengthy history of the site as it related to zoning violations. It appears that Mr. Wasilewski is not as much concerned about the specific variances, but about the potential use of the property. Specifically, he is concerned that the property should not be used for commercial purposes and should be so maintained in such a manner so as not to be detrimental to the neighborhood.

An area variance may be granted where strict application of the zon-ing regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the prop-erty for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relax-ation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fash-ion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

As to the requested height variance, I am persuaded from the testimo-ny and evidence presented that if the variance is granted, such use of the property, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good. Further, Messrs. Smith and Wilson's testimony was persuasive that a denial of the variance would constitute a practical difficulty upon the Petitioner. Clearly, special circumstances or conditions exist which are peculiar to this site

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and the height requirements from which the Petitioner seeks relief will unduly restrict the use of this property for an otherwise permitted pur-pose. Further, I find that the granting of the variance will not cause any injury to the public health, safety and general welfare. Thus, the Petition for Variance to permit a height of the garage of 17.6 ft., in lieu of the required 15 ft., will be granted.

As to the other variance, from Section 101 of the B.C.Z.R., I find same to be unnecessary and, therefore, moot. As noted above, the garage, even with the proposed improvements, is subordinate in area to the exist-ing dwelling and is, therefore, accessory by definition from that stand-point. Further, as noted at the hearing, the definition of accessory structure in Section 101 provides that the accessory structure must also be subordinate in purpose. The stated purposes of the garage is for stor-age of household items, motor vehicles and the like which is, clearly, incidental to the use of the property as a residence. Further, use in this manner clearly contributes to the comfort, convenience and necessity of the property owner as provided in Section 101 of the B.C.Z.R. Thus, the garage fits the definition of accessory structure and a variance is not needed. To the contrary, to grant a variance from the definition in Section 101 might be to imply that the accessory structure does not comply with the definition and can be used in a manner different than as proposed.

This logic falls in line with Mr. Wasilewski's concerns and will be reflected in restrictions which I will attach to my Order. That is, a variance is not necessary for the Petitioner to use the garage for the purposes enumerated during his testimony. It is proper for him to keep and restore his personal vehicles and household items on the subject prop-erty. Moreover, this Order does not permit the Petitioner to use the

garage for commercial purposes, or permit a conversion of the garage for dwelling purposes. Thus, in sum, the Petitioner may complete construction of the garage in the manner proposed, to the physical dimensions proposed, and use same in accordance with the stated purposes set forth in his testi-mony. However, there shall be no conversion of the garage for dwelling purposes, nor utilization of the structure for commercial endeavors.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted, in part.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22<sup>nd</sup> day of May, 1993 that a variance from Section 101 of the B.C.Z.R. for an accessory structure subordinate in area to the princi-pal structure with a maximum height of 15 ft., be and is hereby MOOT; and,

IT IS FURTHER ORDERED that a variance from Section 400.3 of the B.C.Z.R. to permit an accessory structure (garage) nearly as large as the principal dwelling with a height of 17.6 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions prece-dent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities. Also, the Petitioner shall not allow or cause the accessory structure to be utilized for commercial means.

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3. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING  
Date 5/27/93  
By Mr. Roth

-7-

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

May 26, 1993

Ralph K. Rothwell, Jr., Esquire  
7508 Eastern Avenue  
Baltimore, Maryland 21224

RE: Case Nos. 93-275-A  
Petition for Variance  
Jesse Wilson, Jr., Petitioner

Dear Mr. Rothwell:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
att.

cc: Mr. Jesse Wilson, Jr.  
Ms. Patricia Myers  
Mr. Edwin L. Smith



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 719 Old North Point Road, Baltimore, MD 21224  
which is presently zoned D.R. 16

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

101 (B2C) (Definition of Accessory Structure) and 400.3 (B2C) to permit an accessory structure (garage) nearly as large as the principal dwelling with a height of 17.6 ft. in lieu of an accessory structure subordinate in area to the principal structure with a maximum height of 15 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: Indicate hardship or practical difficulty. Owner has been attempting to improve property which when purchased was in an extremely poor and dilapidated condition. Owner owns substantial amounts of personal property and has a need for storage of that personal property and automobiles and has by hand and by himself constructed a structure which includes additions to the garage to beautify the neighborhood and enable him to store various personal property out of sight of neighbors and the street. Failure to obtain a variance makes it impossible for him to complete his renovations and to store the personal property for which he has no other place for said storage, thereby working a substantial hardship and practical difficulty on the Owner.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Address

City

State

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Address

City

State

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We do solemnly declare and affirm, under the penalties of perjury, that this is the legal owner(s) of the property which is the subject of this petition.

Legal Owner(s)

Jesse Wilson, Jr.

(Type or Print Name)

Signature

(Type or Print Name)

Signature

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City

State

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Legal Owner(s)

Jesse Wilson, Jr.

(Type or Print Name)

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Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

5-1-93

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: \* 292 (JLL)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
John Contestabile, Chief  
Engineering Access Permits  
Division

My telephone number is 410-333-1350

Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

DATE: March 4, 1993

SUBJECT: 719 Old North Point Road

INFORMATION:

Item Number: 292

Petitioner: Jesse Wilson, Jr.

Property Size:

Zoning: D.R. 16

Requested Action:

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

The Office of Planning and Zoning has no objection to the requested variance, however, a restriction should be placed in the order prohibiting any living quarters, kitchen or bathroom facilities in the garage and limiting storage to the personal property of the occupants of the principal dwelling only.

Prepared by:

Division Chief:

PK/JL:lw

93-275-A 3-22-93

Baltimore County Government  
Fire Department

700 East Joppa Road Suite 901  
Towson, MD 21286 5500

MARCH 11, 1993

(410) 887-4500

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: JFSSE WILSON, JR.

Location: #719 OLD NORTH POINT ROAD

Item No.: \*292 (JLL) Zoning Agenda: MARCH 1, 1993

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Capt. Harry R. Fisher*  
Planning Group  
Special Inspection Division

JP/KEKH

93-215-A 3/22/93

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: March 22, 1993

FROM: J. Lawrence Pilson  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #292  
Wilson (Jesse) Property, 719 Old North Point Road  
Zoning Advisory Committee Meeting of March 1, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

JLP:rmp

Attachment

ZNG.292/DCRMP



Zoning  
Enforcement

Baltimore County  
Zoning Administration & Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
(410) 887-3351

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Carl W. Richards  
Zoning Coordinator

March 4, 1993

FROM: James H. Thompson -LJM  
Zoning Enforcement Coordinator

RE: Item No. 292  
Petitioner: JESSE H. WILSON

VIOLATION CASE # C-91-2554, C-93-935  
DISTRICT COURT CASE #CV-92-29

LOCATION OF VIOLATION 719 OLD NORTH POINT ROAD

DEFENDANT JESSE H. WILSON

ADDRESS SAME

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME ADDRESS

COUNCILMAN DON MASON N/S 2201

*Leann Washburn to testify per Arnold Jablon*

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.



Zoning  
Enforcement

Baltimore County  
Zoning Administration & Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
(410) 887-3351

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: The Honorable Donald C. Mason  
Councilman, 7th District

DATE: March 4, 1993

FROM: Leonard Wasilewski  
Zoning Inspector  
Zoning Enforcement Office

SUBJECT: 719 North Point Road  
District Court Case No. CV 92-29  
Case Nos. C-91-2554 and C-93-935

RE: Variance 93-275A, Item #292

Please be advised that the above-listed property owner has applied for an administrative variance for his garage height and size. Unless someone protests, he may receive this variance without a public hearing. Additionally, as you well know, your constituent who originally complained has been seriously harassed by Mr. Wilson and may be afraid to protest.

LW/cmm

BALTIMORE COUNTY, MARYLAND

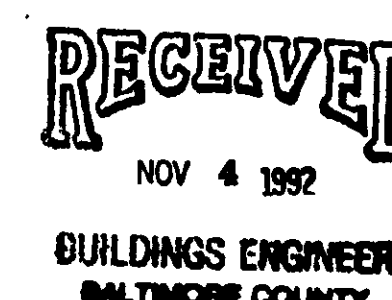
INTER-OFFICE CORRESPONDENCE

TO: John Reisinger  
Buildings Engineer

November 4, 1992

FROM: Laurence J. Goetz  
Planner II

SUBJECT: 719 OLD NORTH POINT ROAD  
BUILDING PERMIT NOS: B088754, B137587, B143495



The zoning office rescinds approval on the above three (3) referenced building permits on 719 North Point Road.

Permit No. B088754 for an addition to a one-story garage was approved over the phone from a branch office for a height of 18 ft. This was either an error, oversight or based on the applicant's information that the original building was 18 feet high which was not the case.

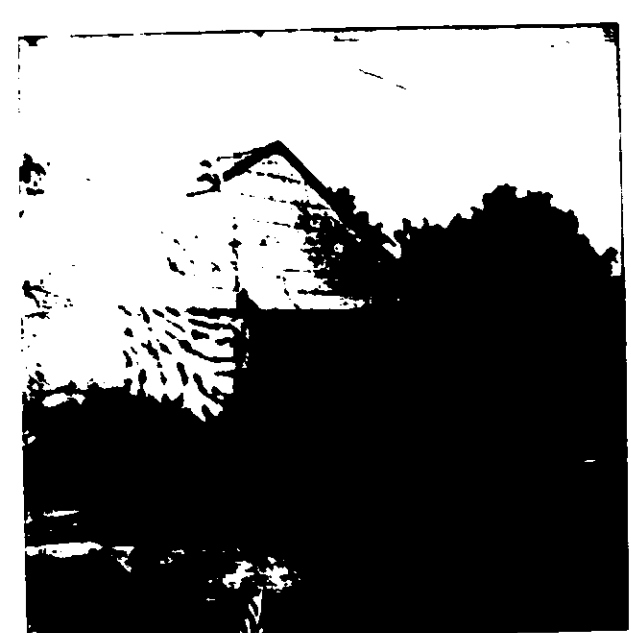
Permit No. B137587 for completion of a roof on addition to the existing garage for storage of vehicles. This in fact created a second story and was submitted at a branch office approved in Towson based on no change in setbacks from original Permit No. 088754 (with no site plan required or submitted).

Permit NO. B143495 for construction of a concrete patio on the side of a garage with roof. was approved over the phone from a branch office.

The zoning on the permits listed are B.L., D.R.5.5 and D.R.5.5, respectively. The zoning, however, is D.R. 16.

In addition, this property is the subject of a zoning enforcement case (No. C91-2554) for the following alleged violations:

- 1) Unlicensed motor vehicle
- 2) Inoperative motor vehicle
- 3) Junk Yard
- 4) Open Dump
- 5) Service Garage



10/15/91



10/29/92

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: John Reisinger  
Building Engineer

DATE: August 6, 1993

FROM: Catherine A. Milton  
Planner I

SUBJECT: Permit Numbers: B137587, B143492 and B147969

Zoning Case 93-275-A granted a variance to allow an accessory structure with a height of 17.6 feet, as such this office is requesting reinstatement of zoning approval for permits B137587 and B143492.

Since the dimensions of the deck were reduced to 12 feet by 15 feet in the zoning order (via approved site plan) permit B147969 must be changed to reflect the allowed dimensions.

Should you have questions regarding the above, I may be contacted at extension 3391.

cc: Mr. Jesse Wilson  
93-275-A

CAM:jaw

Baltimore County Government  
Department of Permits and Licenses

111 West Chesapeake Avenue  
Towson, MD 21204

November 6, 1992

(410) 887-3610

Mr. Jesse Wilson  
719 Old North Point Road  
Baltimore, Maryland 21224

Re: Permit Suspension  
B088754, B137587 and B143495  
719 Old North Point Road

Dear Mr. Wilson,

Based on information we have received from the Zoning Office, Permits #B088754, B137587 and B143495 are hereby suspended. All work on the project must cease. For further information please contact Mr. Lawrence J. Goetz in the Zoning Office at 887-3391.

Very truly yours,

John R. Reisinger, P.E.  
Building Engineer

JRR/nmg

cc: Lawrence Goetz  
correspondence

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

March 25, 1993

(410) 887-3353

Jesse Wilson, Jr.  
719 Old North Point Road  
Baltimore, Maryland 21224

Re: CASE NUMBER: 93-275-A

Dear Petitioners:

Please be informed that your file has been reviewed. The Commissioner's Office did not grant or deny the requested relief. Instead it was determined that this matter be scheduled for a public hearing.

As this case is no longer being processed administratively, it must go through the normal hearing process. The property will be reposted and notice of same will appear in a newspaper of general circulation. As you were previously informed, the petitioner is liable for the posting and advertising costs incurred relative to the public hearing.

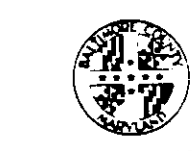
Formal notification of the hearing date will be forwarded to you shortly.

Very truly yours,

Arnold Jablon  
DIRECTOR

cc: Ralph K. Rothwell, Jr., Esq.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



February 26, 1993

(410) 887-3353

111 West Chesapeake Avenue  
Towson, MD 21204

Jesse Wilson, Jr.  
719 Old North Point Road  
Baltimore, Maryland 21224

Re: CASE NUMBER: 93-275-A (Item 292)  
8/8 Old North Point Road, 120' W of Carson Avenue  
719 Old North Point Road  
15th Election District - 5th Councilmanic  
Petitioner(s): Jesse Wilson, Jr.

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before the closing date (1) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning and Deputy Zoning Commissioner. At that time, an order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Arnold Jablon  
Director

cc: Ralph K. Rothwell, Jr.

APPLICATION FOR BUILDING PERMIT

PHONE

TIME: 13:29:50 AUTOMATED PERMIT TRACKING SYSTEM PANEL BP1010M  
DATE: 11/04/92 APPROVALS DETAIL SCREEN LAST UPDATE 07/27/92  
PERMIT #: B137587 AGENCY CODE COMMENTS  
ZONING 07/24/92 01 LG  
PUB SERV 07/21/92 01 WDD  
PERMITS 07/27/92 01 DAS/HR

PAGE 2 OF 2

01 THRU 09 INDICATES AN "APPROVAL" \*\* 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - NEXT APPROVAL PF4 - ISSUE PERMIT

CLEAR - MENU

APPLICATION FOR BUILDING PERMIT

PERMIT #: B143495 CONTROL #: HR DIST: 15 PREC: 01

LOCATION: 719 OLD N POINT RD  
SUBDIVISION: NES OLD NORTH PT RD  
TAX ASSESSMENT #: 1519850150

OWNERS INFORMATION  
NAME: WILSON JR., JESSE  
ADDR: 719 OLD N POINT RD - 21224

APPLICANT INFORMATION  
NAME: WILSON JR., JESSE  
COMPANY: OWNER  
ADDR1: 719 OLD N POINT RD  
ADDR2: BALTO., MD. 21224  
PHONE #: 284-8915 LICENSE #:

NOTES

PERMIT #: B088754 CONTROL #: HR DIST: PREC: 01  
LOCATION: 719 OLD N POINT RD  
SUBDIVISION: LT NES OLD NORTH PT RD  
TAX ASSESSMENT #: 1519850150

OWNERS INFORMATION  
NAME: WILSON, JESSE  
ADDR: 719 OLD NORTH POINT RD - 21224

APPLICANT INFORMATION  
NAME: JESSE WILSON  
COMPANY: OWNER  
ADDR1: 719 OLD NORTH POINT RD  
ADDR2: BALTO., MD. 21224  
PHONE #: 284-8915 LICENSE #:

NOTES

TRACE: CONST 0 BLOCK: PLOT 4 R PLAT 0 DATA 0 ELEC NO PLUM NO  
PLANS: TENANT:  
CONTR: OWNER  
ENGR: SELLER:  
WORK: CONSTRUCT ONE STORY ADDITION ON SIDE OF EXIST.  
DETACHED 2 CAR GARAGE. TO BE USED AS UTILITY  
AREA. 22' X 10' X 10' EX-22' X 25' X 18'  
OVERALL 22' X 35' X 18' 7/0 SF  
NOT IN CRITICAL AREA.  
DUNDALK, M.A.G.

PROPOSED USE: S.F.D. AND GARAGE/ADDITION  
EXISTING USE: S.F.D. AND GARAGE  
BLDG. CODE: 1 AND 2 FAM. CODE  
RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED  
ESTIMATED COST OF MATERIAL AND LABOR: 2,000.00

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION

USE: GARAGE  
FOUNDATION:  
SEWAGE: PUBLIC EXIST BASEMENT:  
CONSTRUCTION: MASONRY WATER: PUBLIC EXIST  
CENTRAL AIR: FUEL:

SINGLE FAMILY UNITS  
TOTAL 1 FAMILY BEDROOMS  
MULTI FAMILY UNITS  
EFFICIENCY (NO SEPARATE BEDROOMS): NO. OF 1 BEDROOM:  
NO. OF 2 BEDROOMS NO. OF 3 BEDROOMS OR MORE:  
TOTAL NO. OF BEDROOMS: TOTAL NO. OF APARTMENTS:

PERMIT #: B088754

NOTES: INSTALL FIXTURES

PAGE 1 OF 2

PERMIT #: B088754 CONTROL #: HR DIST: PREC: 01  
LOCATION: 719 OLD N POINT RD  
SUBDIVISION: LT NES OLD NORTH PT RD  
TAX ASSESSMENT #: 1519850150

OWNERS INFORMATION  
NAME: WILSON, JESSE  
ADDR: 719 OLD NORTH POINT RD - 21224

APPLICANT INFORMATION  
NAME: WILSON JR., JESSE  
COMPANY: OWNER  
ADDR1: 719 OLD NORTH PT. ROAD  
ADDR2: BALTO., MD. 21224  
PHONE #: 284-8915 LICENSE #:

NOTES

TRACE: CONST 0 BLOCK: PLOT 4 R PLAT 0 DATA 0 ELEC NO PLUM NO  
PLANS: TENANT:  
CONTR: OWNER  
ENGR: SELLER:  
WORK: 10 COMPLETE ROOF AND FLOOR ON ADDITION 10  
EX. GARAGE FOR STORAGE OF VEHICLE, NOT  
UTILITY ROOM AS STATED ON PERMIT B-088754  
10 REMOVE EX. GARAGE ROOF AND FIE IN WITH  
NEW ADDITION.  
DUNDALK, M.A.G.

PROPOSED USE: SFD/ADD TO GARAGE  
EXISTING USE: SFD/GARAGE  
BLDG. CODE: 1 AND 2 FAM. CODE  
RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED  
ESTIMATED COST OF MATERIAL AND LABOR: 1500.00

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION

USE: GARAGE  
FOUNDATION:  
SEWAGE: PUBLIC EXIST BASEMENT:  
CONSTRUCTION: MASONRY WATER: PUBLIC EXIST  
CENTRAL AIR: FUEL:

SINGLE FAMILY UNITS  
TOTAL 1 FAMILY BEDROOMS  
MULTI FAMILY UNITS  
EFFICIENCY (NO SEPARATE BEDROOMS): NO. OF 1 BEDROOM:  
NO. OF 2 BEDROOMS NO. OF 3 BEDROOMS OR MORE:  
TOTAL NO. OF BEDROOMS: TOTAL NO. OF APARTMENTS:

PERMIT #: B088754

NOTES: INSTALL FIXTURES

PAGE 1 OF 2

ZONING COMMISSIONER

IN THE

COURT

vs. Jesse H. Wilson Jr.  
719 Old N. Pt. Rd.

Case No. 1730-91 SPH  
File No. 92-29

## SUMMARY OF CASE

This case proceeded to trial on the 4 day of Nov 1992  
before Judge Garnes. Representing Baltimore County was  
Assistant County Attorney Lee Thompson. The  
disposition of this case was as follows:

Nolle Pross ☐ Stet ☐ Trial ☐ Other ☐

Remarks: PBJ on UV overturned.  
Guilty on UV  
250.00 fine

- ① remove boot
- ② remove or tag
- ③ remove all parts & tires
- ④ remove or tag trucks
- ⑤ Discontinue repair of vehicle on truck garage
- ⑥ 200.00 per day per violation of order

ZONING INSPECTOR

ZONING COMMISSIONER

IN THE

COURT

vs. Jesse H. Wilson Jr.  
719 Old N. Pt. Rd.

Case No. 1730-91 SPH  
File No. 92-29

## SUMMARY OF CASE

This case proceeded to trial on the 16 day of October 1991.  
before Judge Russell. Representing Baltimore County was  
Assistant County Attorney Lee Thompson. The  
disposition of this case was as follows:

Nolle Pross ☐ Stet ☐ Trial ☐ Other ☐

Remarks: Agreed Statement of Facts.  
Guilty on all Charges. Stayed due to  
2 year probation before judgement (unsupervised)  
500.00 fine. Suspended.  
Pay 15.00 court cost.  
30 days to bring property into compliance  
Must obey all zoning regulations.

Reported 14/91 NVS

ZONING INSPECTOR

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

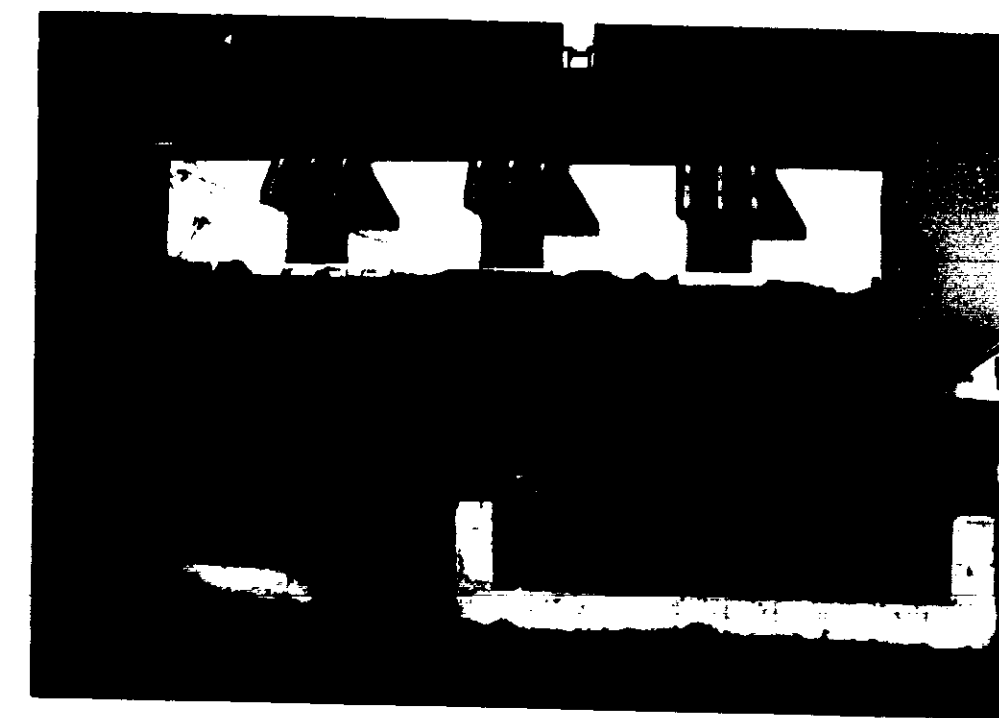
NAME

ADDRESS

Jesse H. Wilson Jr.  
Jesse H. Wilson Jr.  
Stephanie R. Wilson  
Edward L. Smith  
Academy of Music

2508 Landon Ave. Balto.  
213 661 North Point Rd. 21223  
1141 North Point Rd. Balto.  
719 Old N. Pt. Rd. Balto. 21223  
1020 Boyd St. Balto. MD 21223  
Dulles County Gw. in W. Virginia

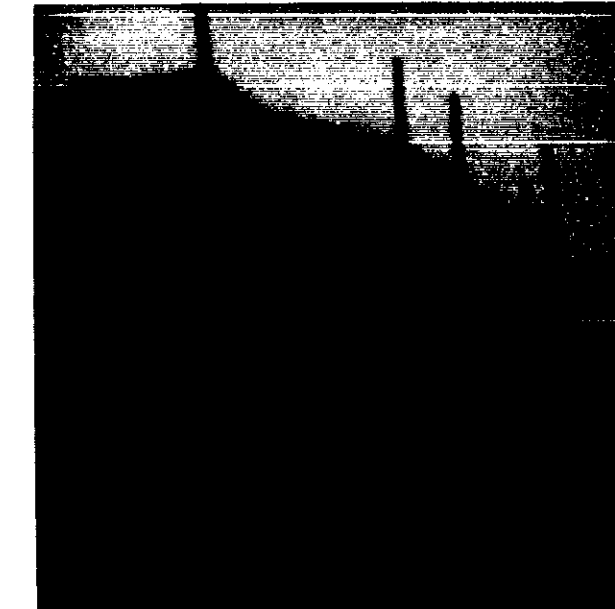
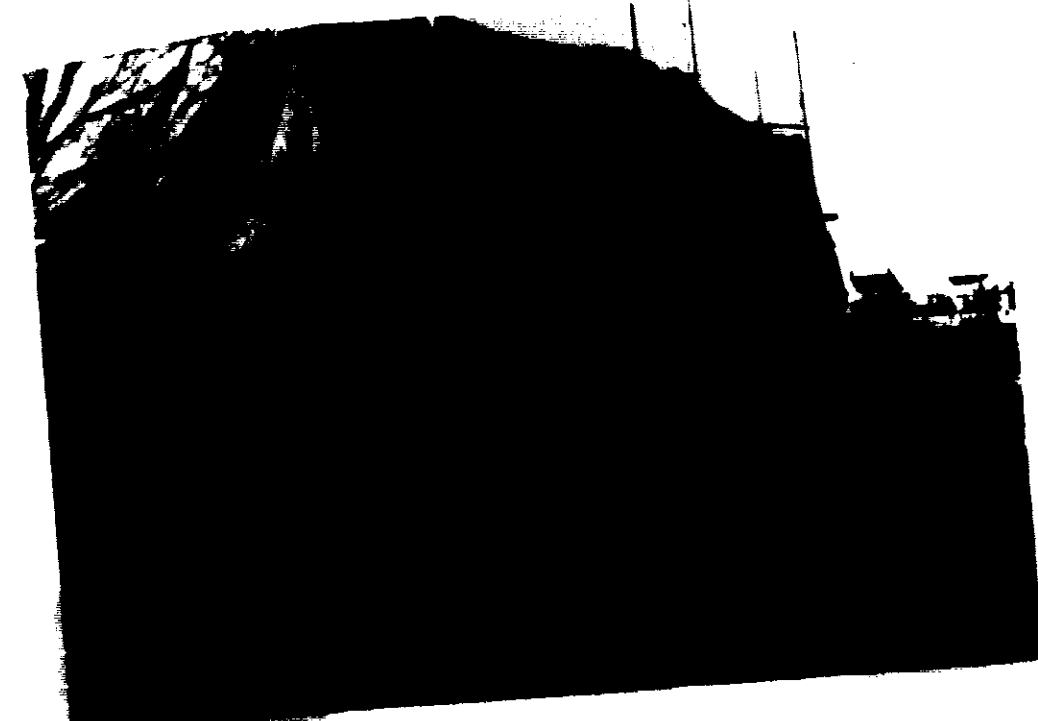
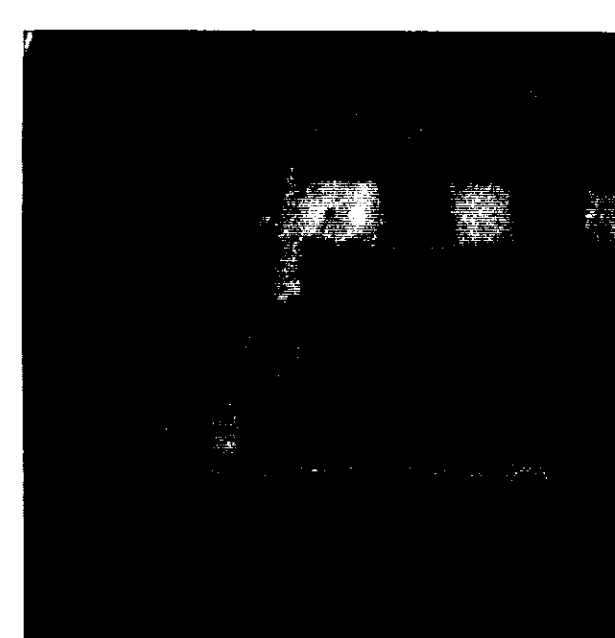
93-275-A



93-275-A



93-275-A

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: 719 (Old) NORTH POINT ROAD

see pages 5 &amp; 6 of the CHECKLIST for additional required information

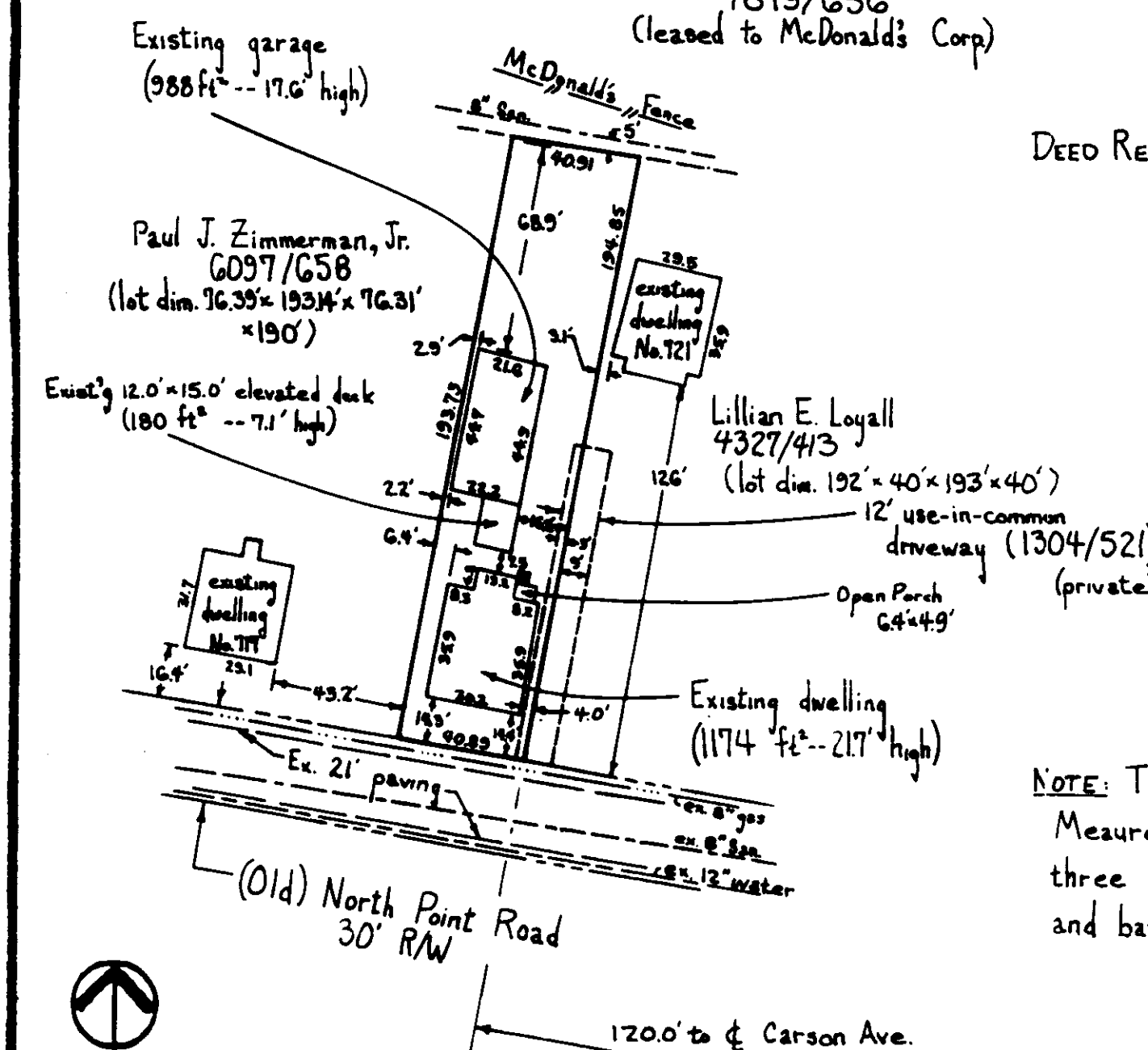
Subdivision name: N/A  
plat book# , folio# , lot# , section#

OWNER: Jesse H. Wilson, Jr.

PETITIONER'S  
EXHIBIT No. 1

Arthur H. Kate, Successor Trustee  
7819/656  
(leased to McDonald's Corp.)

DEED REF. -- 719 (Old) North Point Rd.  
7822/119



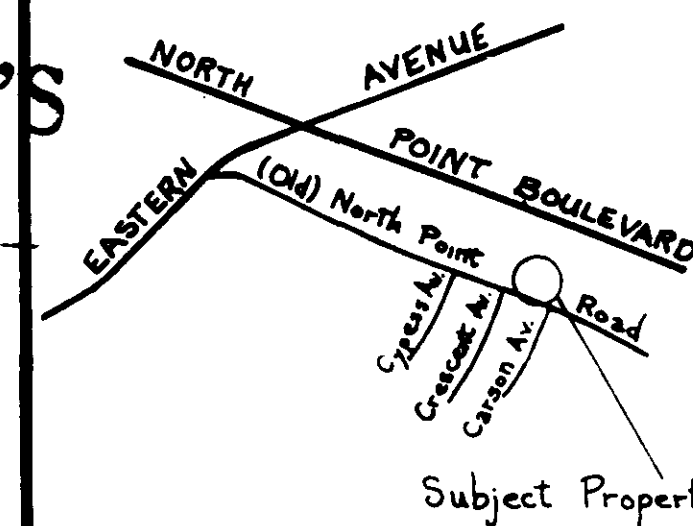
NOTE: This is not a property survey.  
Measurements were taken from  
three found corners set by others  
and based on the deed description.

North

date: 2-15-93

prepared by: Edwin L. Smith, PLS, PE

Scale of Drawing: 1" = 50'



## LOCATION INFORMATION

Councilmanic District: 5

Election District: 15th

1"=200' scale map#:

Zoning: DR-16

Lot size: 0.182 acreage 7946 square feet

SEWER: ☒ ☐WATER: ☒ ☐Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: NONE

## Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:



